Karen Johnson Davidson County
Batch# 1301920 DEEDWARR
07/24/2025 02:14:30 PM 4 pgs
Fees: $23.00 Taxes: $592.00
20250724-0058690

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $160,000.00

Affiant

Subscribed and sworn to before me, this 24 day of July, 2025.

Kristen Whitaker
Notary Public
My commission expires: 06/18/2028

KRISTEN WHITAKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXPIRES JUNE 18, 2028

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers
Easy Home Solutions, Inc., a Tennessee Corporation		**108 07 0B 107.00**
1211 Harvest Grove Blvd	Same	
Murfreesboro TN 37129		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Brandon Shane Rhodes, Executor of the Estate of Larry Vernon Rhodes, and Brandon Shane Rhodes, an unmarried man, in his individual capacity

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Easy Home Solutions, Inc., a Tennessee Corporation

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 107-H of TIMBER LAKE CONDOMINIUM created under Title 66, Chapter 27, Section 101, et seq., as amended. Tennessee Code Annotated, and as established by a Master Deed of record in Book 6549, Page 475, Clarified in Book 6561, Page 141, Corrected in Book 7153, Page 617 and Appointment of Successor Trustee recorded in Book 8504, Page 609, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said units as set forth in Exhibit "A-1", of said Master Deed. Reference is hereby made to the Plat of TIMBER LAKE CONDOMINIUM as set forth in Exhibit "A-2" of said Master Deed for a more complete identification and description of such unit.

Being the same property conveyed to Larry V Rhodes, a single person, by Warranty Deed from Michael Webb and wife, Paula Webb, dated March 20, 2002, of record in Instrument No. 20020325-0035774, in the Register's Office for Davidson County, Tennessee. Larry V Rhodes died testate on April 4, 2024. By Last Will and Testament admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, No. 24P878, the property hereinabove-described was devised to Brandon Shane Rhodes.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The lien of 2025 property taxes not yet due/payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of TIMBER LAKE, SECTION ONE, as recorded in Plat Book 6250, Page 219.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing TIMBER LAKE Condominium of record in Book 6549, Page 475, Clarified in Book 6561, Page 141, Corrected in Book 7153, Page 617 and Appointment of Successor Trustee recorded in Book 8504, Page 609; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 5856, Page 80.

Easement for Television Cable, recorded in Book 6587, Page 204.

Easement for Water and Sewerage, recorded in Book 7097, Page 120 and Book 7097, Page 154.

Easement for Telecommunications, recorded in Instrument No. 20180207-0012286.

Easement for Right of Entry, recorded in Book 10262, Page 46.

Charter for Timber Lake Condominium Association, Inc., recorded as Book 6546, Page 947.
This is improved (__X__) unimproved (_____) property known as 325 Timberway Circle, Nashville, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Brandon Shane Rhodes Date: 7/22/25
The Estate of Larry Vernon Rhodes
By Brandon Shane Rhodes, Executor

Brandon Shane Rhodes Date: 7/22/25
Brandon Shane Rhodes

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Brandon Shane Rhodes with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he/she/they executed the forgoing instrument for the purpose therein contained and who further acknowledged that he/she/they is/are Executor of the Estate of Larry Vernon Rhodes and that they are authorized by the Estate of Larry Vernon Rhodes to execute this instrument on its behalf.

Witness my hand, at office, this 22nd day of July, 2025.

MARK B LEEDOM
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/08/2029
DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 5/8/29

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Brandon Shane Rhodes, individually, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of July 2025.

NOTARY PUBLIC

My Commission Expires: 5/8/29

MARK B LEEDOM
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/08/2029
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Susan P. Davis, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/22/20255 (date of document).

Affiant Signature

7/24/2025

Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 24 day of July, 2025.

Kristen Whitaker

Notary's Signature

MY COMMISSION EXPIRES: June 18, 2028

NOTARY'S SEAL

KRISTEN WHITAKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXPIRES JUNE 18, 2028

202507240058690